

Support
K2 cars

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anks

Stacy Darlow
1180 Western Ave N.
St Paul, MN.
55117

City of St. Paul,

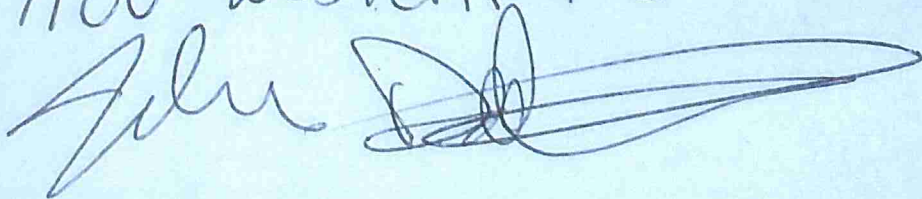
support
K2 cars

I am aware of the plan for converting the old Pizza factor to a sales lot. I've thought about the pros and cons of both sides. I can only conclude that this establishment would be a benefit to our community. We have an all time high unemployment rate, high taxes, high debts... why not support a plan that can help us in regards to those matters. Sure it is a relatively small step; nonetheless it's an effort towards the right direction. We need more people like Kirby and Keith who are not afraid to take risks. It should be noted that this is a plan in progress and that instead of fighting the tide, we should compromise and come to terms that benefit all sides. But rejection of a brilliant plan is not compromise. It's tyranny. This generation is the future, let's work with them to invest and assure our own.

Thanks

JOHN Darlow

1180 Western Ave



I vote yes and think it's a really good idea and I'm sick of looking at empty lot

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K2 Cars

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I am aware of the plan for converting the old Pizza factor sales lot. I've thought about the pros and cons of both sides. I can only conclude that this establishment would be a benefit to our community. We have an all time high unemployment rate, high taxes, high debts... why not support a plan that can help us in regards to those matters. Sure it is a relatively small step; nonetheless it's an effort towards the right direction. We need more people like Kirby and Keith who are not afraid to take risks. It should be noted that this is a plan in progress and that instead of fighting the tide, we should compromise and come to terms that benefit all sides. But rejection of a brilliant plan is not compromise. It's tyranny. This generation is the future, let's work with them to invest and assure our own.

Thanks

Zeke Michel
1180 Western Ave. No.
St. Paul, MN 55117

I live at 1197 Virginia Street in St. Paul. Directly next door to K2 autos projected location. This is a great location for an auto sales lot. I've personally seen four different owners struggle with restaurants and ultimately sell or terminate contracts. I personally prefer mama's pizza. I've been approached by both sides about K2 autos. Kirby and Keith have been in my home on numerous occasions discussing their drawings and plans. The opposing side had argument that had no reasoning and I thought were unreasonable and vindictive. The research that was presented to me was a 10 year old study. Is that still relevant?

370 w Maryland is an empty building and probably considered vacant at this point. I am very tired of seeing this corner being a meeting place at all hours of day and night. I have reported a lot of suspicious activity there. The surveillance cameras and plan they have with their insurance is solid. It should deter a lot of potential problems.

This property has been neglected for years and I would love to see these two make it. Sky's the limit and I'd love to see it grow from the ground up. I remember when Longs auto started at the Clark station. Longs is now a landmark on Rice Street. With the curb appeal and much needed remodel that Kirby and Keith are purposing. This will put them on track for success. This will also raise the value of my home tremendously and the surrounding neighborhood.

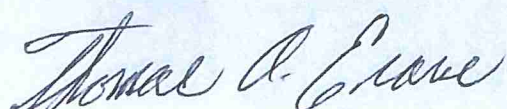
We have to invest in people willing to invest in our neighborhood and who better than two north end born and raised young men!

I support them 100% and wish them the best of luck!

Sincerely,

Tom Evans

1197 Virginia St



Support

Dear City of St. Paul,

I am aware of the plan for converting the old Pizza factor to a car sales lot. I've thought about the pros and cons of both sides and can only conclude that this establishment would be a benefit to our community. We have an all time high unemployment rate, high taxes, high debts... why not support a plan that can help us in regards to those matters. Sure it is a relatively small step; nonetheless it's an effort towards the right direction. We need more people like Kirby and Keith who are not afraid take risks. It should be noted that this is a plan in progress and that instead of fighting the tide, we should compromise and come to terms that benefit all sides. But rejection of a brilliant plan is not compromise. Its tyranny. This generation is the future, let's work with them to invest and assure our own.

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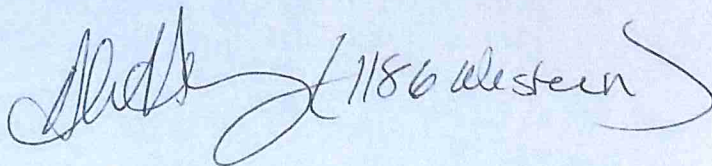
Jason Jim Olson 1191 Virginia St. St Paul
Maggie Olson 1191 VIRGINIA ST Paul MN 55117

Support

Dear City of St. Paul,

I am aware of the plan for converting the old Pizza factor to a car sales lot. I've thought about the pros and cons of both sides and can only conclude that this establishment would be a benefit to our community. We have an all time high unemployment rate, high taxes, high debts... why not support a plan that can help us in regards to those matters. Sure it is a relatively small step; nonetheless it's an effort towards the right direction. We need more people like Kirby and Keith who are not afraid take risks. It should be noted that this is a plan in progress and that instead of fighting the tide, we should compromise and come to terms that benefit all sides. But rejection of a brilliant plan is not compromise. Its tyranny. This generation is the future, let's work with them to invest and assure our own.

Thanks

 1186 Western

Support

Dear City of St. Paul,

I am aware of the plan for converting the old Pizza factor to a car sales lot. I've thought about the pros and cons of both sides and can only conclude that this establishment would be a benefit to our community. We have an all time high unemployment rate, high taxes, high debts... why not support a plan that can help us in regards to those matters. Sure it is a relatively small step; nonetheless it's an effort towards the right direction. We need more people like Kirby and Keith who are not afraid take risks. It should be noted that this is a plan in progress and that instead of fighting the tide, we should compromise and come to terms that benefit all sides. But rejection of a brilliant plan is not compromise. Its tyranny. This generation is the future, let's work with them to invest and assure our own.

Thanks

Ding

365 maryland

City of St. Paul,

I am in support of K2 autos located at 370 w Maryland. I think a used car lot would benefit this neighborhood and fits the location. Not to mention a sales lot would lower the traffic at that location. This location needs a major remodel that these two St. Paul natives are willing to do. K2 autos have an awesome plan on remodel and can't wait to see the remodel. The remodel will raise the value of this location tremendously. K2 autos has my support and wish them the best of luck.

Sincerely,

Robert Brown

1187 rice st

Robert Brown

Support

City of St. Paul,

I am in support of K2 autos located at 370 w Maryland. I think a used car lot would benefit this neighborhood and fits the location. Not to mention a sales lot would lower the traffic at that location. This location needs a major remodel that these two St. Paul natives are willing to do. K2 autos have an awesome plan on remodel and can't wait to see the remodel. The remodel will raise the value of this location tremendously. K2 autos has my support and wish them the best of luck. I am also attending st. Paul collage for auto body so maybe they can help me with a job after I'm done with school.

Sincerely,

Alex carmona rojas

1187 rice st

Alex Carmona-Rojas

Support

Support

Dear City of St. Paul,

I support K2 autos 100%. I am in support of K2 autos located at 370 w Maryland. I live on rice and Maryland. 1187 rice st. I drive past pizza factory multiple times daily. I would really like to see an updated lot and I'm good with a used car sales floor. There plans look great and can't wait to see this addition to our neighborhood. That building needs a lot of work now. These guys are willing to put their own time and money into it. As both Keith and Kirby will help anybody that asks. Like a real neighbor is suppose to! I will help these two in any way possible! I have lived in this neighborhood my whole life and support them 100%. I think we should invest in these two neighborhood guys!

Thanks

Georg Salazar

1187 rice street

Georg Salazar

K2 Cars
Oppose

Langer, Samantha (CI-StPaul)

To: Radel, Jamie (CI-StPaul)
Subject: RE: Used Car Lot at Pizza Factory Site

From: Beth Bowman [<mailto:beth@soapfactory.org>]
Sent: Wednesday, July 01, 2015 2:55 PM
To: Radel, Jamie (CI-StPaul)
Cc: Kerry Antrim
Subject: Fwd: Used Car Lot at Pizza Factory Site

Thank you!
Beth Bowman

Begin forwarded message:

From: Beth Bowman <beth@soapfactory.org>
Subject: Fwd: Used Car Lot at Pizza Factory Site
Date: July 1, 2015 at 2:27:14 PM CDT
To: Jamie.radel@ci.st.mn.us

FYI, please see below. Thanks!

Beth Bowman
Associate Director

The Soap Factory
514 2nd Street SE | Minneapolis, MN 55414
c 651-399-5555 | e beth@soapfactory.org | w soapfactory.org

From: Beth Bowman [<mailto:beth@soapfactory.org>]
Sent: Monday, June 22, 2015 4:03 PM
To: district6ed@dist6pc.org
Cc: Nathan Kaselnak
Subject: Re: Used Car Lot at Pizza Factory Site

Hello,

Unfortunately, I am unable to attend the land use meeting tomorrow evening due to a work requirement. I would just like to state that: our household at 1106 Virginia Street does NOT recommend a variance of the land use policy for the Pizza Factory site on Western and Maryland Avenues. It is fundamentally against the North End-South Como District 6 Plan which was adopted by the City Council April 18, 2012.

Page 10 - LU5.1 Encourage existing auto related businesses to upgrade the appearance of their buildings and properties; **discourage the growth of new auto related businesses.**
(<http://www.stpaul.gov/DocumentCenter/View/20649>)

Approving this variance is against the District 6 Plan and is not a benefit to the neighborhood.

Thank you,
Beth Bowman
Head of Household - 1106 Virginia Street

Beth Bowman
Associate Director

The Soap Factory
514 2nd Street SE | Minneapolis, MN 55414
c 651-399-5555 | e beth@soapfactory.org | w soapfactory.org

opp/svp
K 2 Cars

Langer, Samantha (CI-StPaul)

To: Radel, Jamie (CI-StPaul)
Subject: RE: Proposed car lot at 370 Maryland Ave

From: Radel, Jamie (CI-StPaul)
Sent: Wednesday, July 01, 2015 2:53 PM
To: Langer, Samantha (CI-StPaul)
Subject: FW: Proposed car lot at 370 Maryland Ave

From: Brett [<mailto:ramman3109@yahoo.com>]
Sent: Wednesday, July 01, 2015 2:52 PM
To: Radel, Jamie (CI-StPaul)
Subject: Proposed car lot at 370 Maryland Ave

Jamie,

I wanted to reach out in regards to the proposed car lot at 370 Maryland Ave in St Paul that I know has been in discussion with the District 6 land use council and is moving for discussion in further meetings. I wrote to the land use board about this issue, but have changed course a bit as more information has come out. I wanted to share my thoughts below for what they are worth to be part of record for any further meetings (note: the email below I wrote was a part of a community discussion forum).

Thank you for your time and consideration

Respectfully-

Brett Ramstad
1051 Cumberland St

"I'm a bit torn on this issue as I think about it more. Our neighborhood is grateful to have wonderful pillars of our community such as the Kamps. They've been an integral part of the neighborhood for years, do things the right way and I am happy to be a loyal customer based on this. Their commitment in wanting to clean up the eye sore this vacant lot/business should be appreciated and commended.

Personally, I don't feel that another used car lot is the best use of this land and is not a desired business to fill this spot based on the already saturated landscape of dealerships within the area. This is a diverse neighborhood that should be looking for diverse options to benefit the community as a whole, not just people looking to buy, sell or flip used autos. One person above inferred to just let the competition happen in a "survival of the fittest" fashion...but that just leaves us with the same situation we are in now and kicks the can down the road in years to come. It would be wonderful to be able to find a more viable and diverse business option that can bring our community (and other people) together and cater to more than just this small subsection of business. Here lies the rub, however. ARE there (or have there been) other options currently available? Based on the lack of time the Pizza Factory has been vacant, my initial thoughts are no. I understand that the business climate due to the recession did not help things, but it doesn't guarantee that the current

environment will be a new suitor in running. Plus, there is no certainty that it would be a neighborhood run business such as the one that is been proposed that will bring the idealistic things we want to our community.

So do I want this location to be another used car lot? No, it isn't preferred, optimal or ideal. If there are no other choices, is a used car lot better than the vacant eye sore it is today for our neighborhood? ABSOLUTELY! It isn't up to me to stand in the way of someone willing to start a business and follow their dream whether I think it is right or not. Especially when they have ponied up the money to build a business and infrastructure to this area. I hear a lot of people coming up with proposals of what they would want this area to be (a park, coffee shop, bookstore, etc) but they are merely proposals that we would LIKE to have, with no financial means in place currently to support them. There will be other opportunities for these businesses we find as ideal to come in (i.e. Dale and Maryland, whatever happens with Schroeders) and we can fight this battle when it comes up again.

At the end of day, everyone posting wants something better; something we can be proud of and something that meets our own idea of what is best for our community. We may not all agree on what that is, but our heads and hearts are all in the right place. And THAT is what starts in making a community great! Not a vacant lot..."



K2 CARS
Oppose

Langer, Samantha (CI-StPaul)

From: Radel, Jamie (CI-StPaul)
Sent: Tuesday, June 30, 2015 10:56 PM
To: Langer, Samantha (CI-StPaul)
Subject: Fw: The Zoning Committee of the Planning Commission

From: betti ingman <bjingman50@gmail.com>
Sent: Tuesday, June 30, 2015 9:12 PM
To: Radel, Jamie (CI-StPaul)
Subject: The Zoning Committee of the Planning Commission

To: The Zoning Committee of the Planning Commission

Regarding the 370 Maryland used car lot variance.

I have lived in the North End for 10 years.

I have always enjoyed the proximity to Como and Phalen and living so close to the historic Rice St despite its current struggles.

Soon after buying my home the housing market crashed and with the other economic challenges I watched this area deteriorate with one failed business effort after another and a slew of homes lost, then vacant and falling into disrepair. My own neighbor had to walk away from his house.

I considered leaving.. I am fortunate my job and income allow that as a choice.

Instead of bailing I decided to look for what was happening to improve the North End.

First I discovered the North End tri area neighborhood group and their efforts for the Trout Brook Sanctuary and ultimate success. I walk it regularly.

Then I learned that there was a whole North End plan which included an effort to stop all the auto related business. It has been an ongoing joke when my friends visit that we hold the Guinness Book of World records for the most automotive business in any 2 block square.

I was pleased to also discover that the city planners and zoning committee also recognized, in writing, the need to stop the influx of auto related businesses into the North end.

I have followed closely the request to grant a variance to allow used car lot on 370 Maryland. It concerns me that this is a step away from the documented goals for the North End and for that residential neighborhood specifically.

I walk Maryland Ave a couple times a week to either visit Connie's Creamy Cone and the Marydale park or to venture further to Como.

That stretch is already a blight of auto related industries and I don't think adding another does anything but industrialize a residential neighborhood.

Many efforts are underway to enhance that Maryland Ave stretch - the addition of more single family homes and funding to improve Marydale park are a couple I know about.

I have heard much said about these young men who want to open this car lot and their ties to this community under their parent's legacy. Their names mean nothing to me. It's a history that predates me and adds no value to my experience and what is best to improve my neighborhood.

What I weigh in on is this: What are the qualities I look for to share with pride where I live...as well as encourage my friends and family to consider this as a neighborhood for themselves. Seeing concrete steps for improvement would rank high.

The variance, if granted, will stay with that property ***forever*** long after these young men move on with all that their "name" means. I wish them no ill will and I wish them every success - just not on this lot.

The North End has shown the lowest home value increase compared to the rest of the greater Twin Cities area housing value rebounds...and I believe the struggle to offer basic neighborhood amenities would list among the reasons for this poor rebound.

I would rather support the trial and error of finding a business that can succeed in that location then stare at yet more used cars as I walk to the park.

I would like to believe that I am the kind of resident to keep and attract as part of the North End success and I really want to be a part of its vision realized.

Please share this vision and please do not grant this variance.

Kindest regards,
Betti Ingman
43 Rose Ave East
St Paul, MN 55117
651 793 6355

k2 cars
opposition

Langer, Samantha (CI-StPaul)

From: Radel, Jamie (CI-StPaul)
Sent: Wednesday, July 01, 2015 12:48 PM
To: Langer, Samantha (CI-StPaul)
Subject: FW: 370 Maryland Car lot - no

From: Katheryn Schneider [<mailto:katheryn.l.schneider@gmail.com>]
Sent: Wednesday, July 01, 2015 12:46 PM
To: Radel, Jamie (CI-StPaul)
Subject: 370 Maryland Car lot - no

I am writing as a board member of District 6 and a multi-property owner of a home and a 4-plex in the North End.

I am opposed to a car lot on 370 Maryland. There are more than enough car related businesses in the North End. We do not need another one. This is a residential area a car lot does not fit in with the existing land use plan.

Please do not allow a car lot to go into this space. Lets wait for the right type of business to occupy this space.

Thank you for your consideration
Katheryn Schneider
1597 Arundel St owner/occupant
1605 Arundel St owner/landlady

651-485-3856

--

Katheryn Schneider
651-485-3856
awakeningthedreamer.org

Langer, Samantha (CI-StPaul)

KZCares
opposed

From: Radel, Jamie (CI-StPaul)
Sent: Tuesday, June 30, 2015 9:21 AM
To: Langer, Samantha (CI-StPaul)
Subject: FW: No...to used car lot at 370 Maryland Ave

From: Patrick McGuire [<mailto:mcgu0105@umn.edu>]
Sent: Monday, June 29, 2015 6:27 PM
To: Radel, Jamie (CI-StPaul)
Subject: No...to used car lot at 370 Maryland Ave

To whom it may concern,
My name is Patrick McGuire and I have been a homeowner in the North End of Saint Paul for eleven years. I am **adamantly opposed** to the proposed car lot at 370 Maryland Ave.

The neighborhood simply does not need anymore car related businesses. The developers of this proposed property have refused to listen to the neighborhood and have tried at three separate district council meetings, as well as through social media, as well as using their families area businesses to try to convince the neighborhood, that a cheap, used car lot is best for our neighborhood!!

Please follow the area plan, and listen to the neighborhood and **do NOT** allow this business to open at this location, it is the wrong choice for the neighborhood

Patrick McGuire
1287 Farrington Street
Saint Paul, MN 55117

Sent from my iPhone

Date: June 30, 2015
File #: 10 - 602216
Folder Name: Manuela Delores Corona
PIN: 272922410079



Date: June 30, 2015
File #: 10 - 602216
Folder Name: Manuela Delores Corona
PIN: 272922410079



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